

# PACIFIC TECH PARK

FOR SALE OR LEASE | ROCKLIN, CA

**6141 PACIFIC STREET**

Flex - ±5,775 SF (Completed October 2023)

**6151 PACIFIC STREET**

Retail/Med/Flex - ±8,947 SF (Under Construction)



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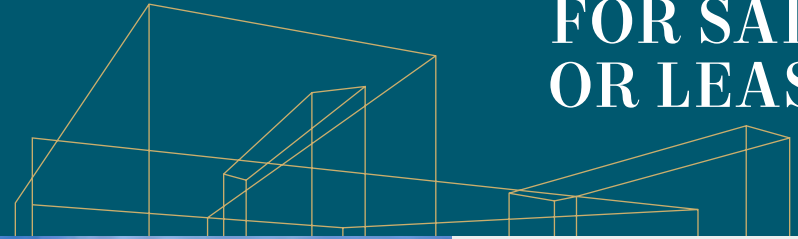
**km** Kidder  
Mathews



# Pacific Tech Park

6141 & 6151 PACIFIC ST | ROCKLIN, CA

# FOR SALE OR LEASE



## 6141 Pacific St

**FLEX - ±5,775 SF  
(COMPLETED OCTOBER 2023)**

## 6151 Pacific St

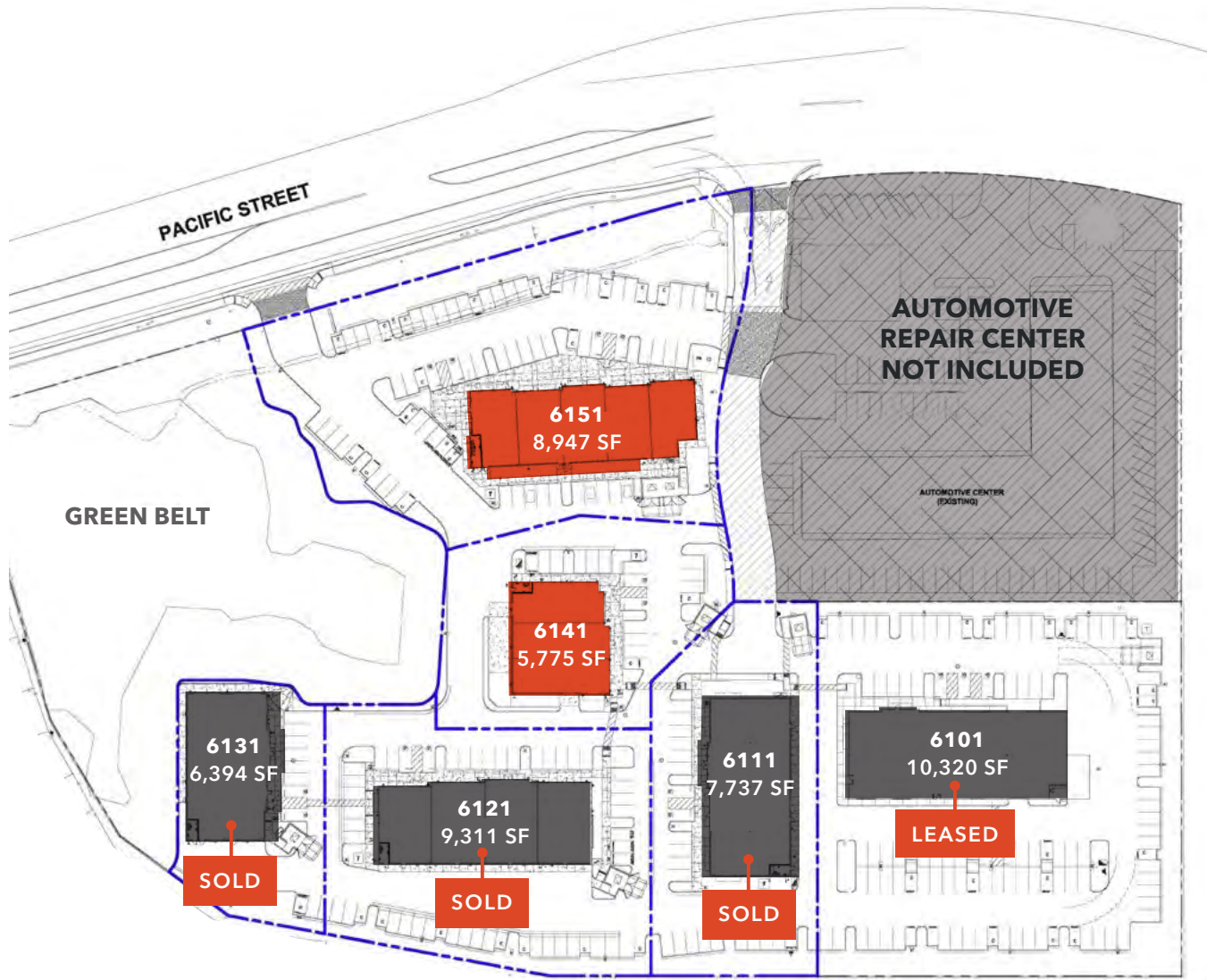
**RETAIL/MED/FLEX - ±8,947 SF  
(UNDER CONSTRUCTION)**

**JON WALKER**  
SVP, Shareholder  
916.751.3631  
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LIC N° 01204666

FOR SALE / LEASE

# Pacific Tech Park

ROCKLIN, CA



## SITE PLAN & FEATURES

Lease Rate	\$1.95 - \$2.25/SF NNN
Purchase Price	\$345/SF
Clear Height	15'
Power	208/120V, 800 amp 3 phase/ suite
Parking Ratio (Bldg 6151)	8/1,000 SF Retail Medical Uses
Parking Ratio (Bldg 6141)	3.2/1,000 SF
Zoned PD-C	Light Industrial
CAM	\$0.25/SF per month
Common Area dock offload at 6141 Bldg	

## SHELL INCLUDES:

- R60 Roof Insulation
- R40 Walls & Rollup Door Insulation
- FULLY conditioned warehouse
- SOLITUDE Skylights
- RESTROOMS

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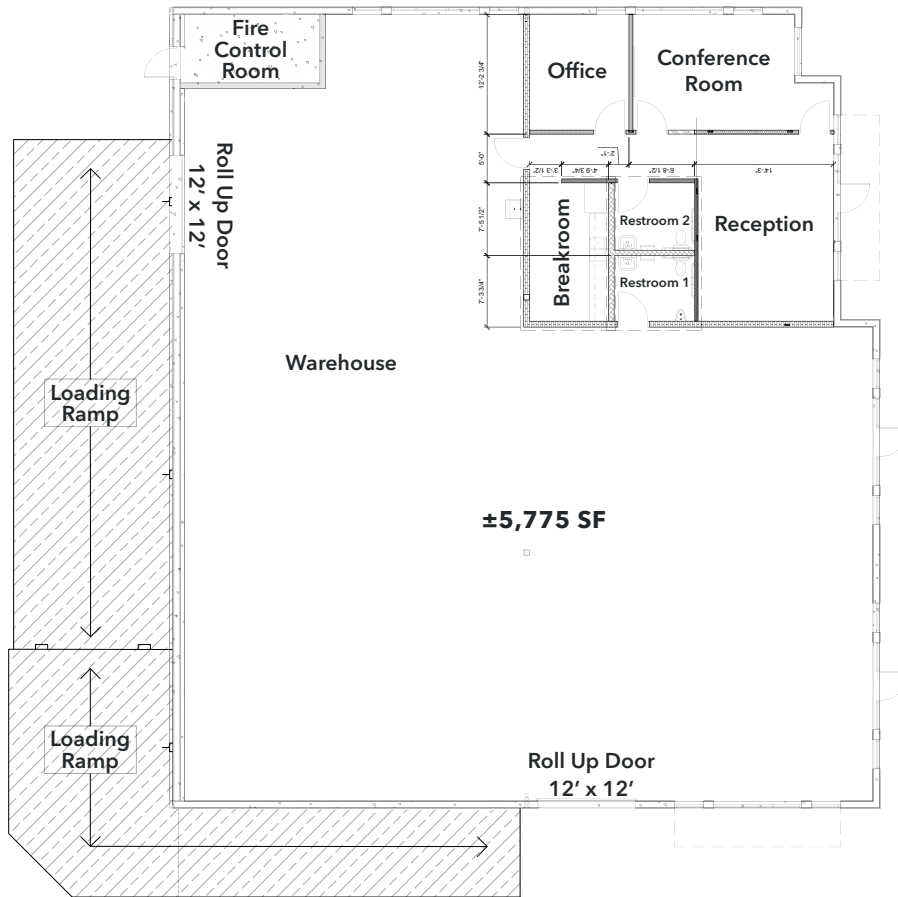
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# Pacific Tech Park

ROCKLIN, CA

## 6141 Pacific Street - Spec Suite



DIVISIBLE TO ±1,877 SF

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## LEASE

TYPE: Triple Net

RATE: \$1.95/SF

## SALE

PRICE: \$345/SF

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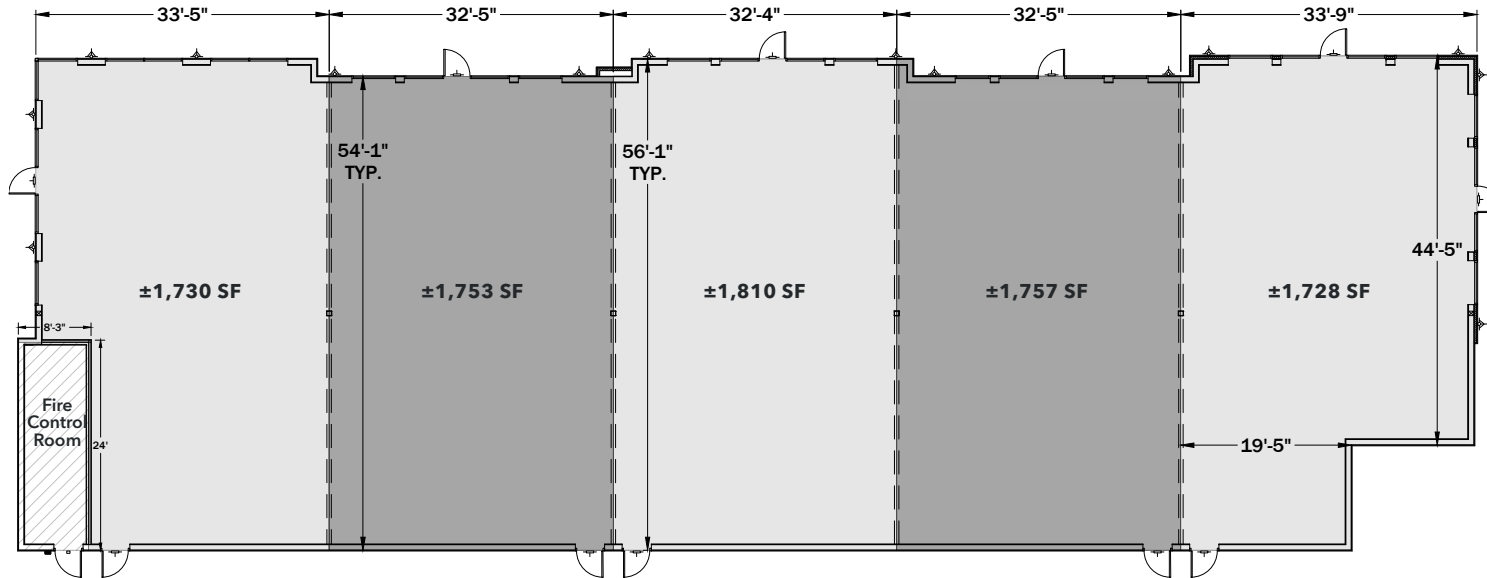
FOR SALE / LEASE

# Pacific Tech Park

ROCKLIN, CA

## 6151 Pacific Street - Optional Demising Plans

PACIFIC ST



±8,947 SF TOTAL

DIVISIBLE TO ±1,728 SF

# LEASE

TYPE: Triple Net

RATE: \$2.25/SF

# SALE

PRICE: \$345/SF

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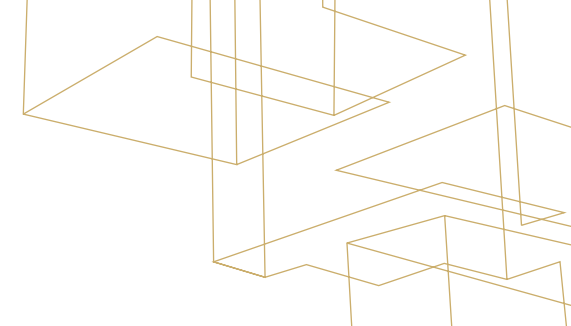
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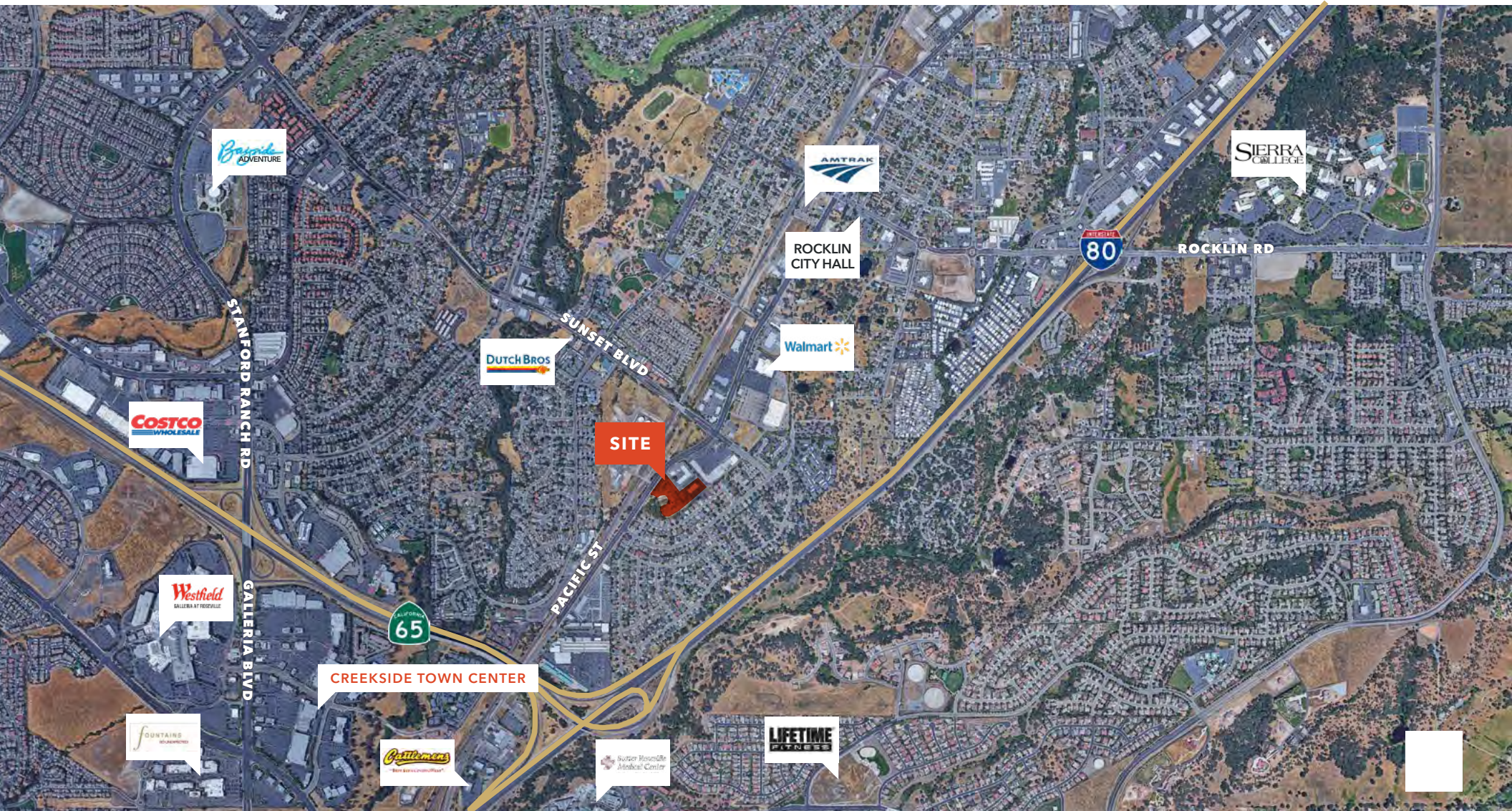
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